160.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,300 / 853,300
					USE VALUE:	853,300 / 853,300
					ASSESSED:	853,300 / 853,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UHLENBROCK NATHAN & JUSTINE
Owner 2:	
Owner 3:	
Street 1:	98 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COTE HARVEY D JR & JOAN M -
Owner 2:	-
Street 1:	98 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 1818 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	411,000	1,300	441,000	853,300
Total Card	0.161	411,000	1,300	441,000	853,300
Total Parcel	0.161	411,000	1,300	441,000	853,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.36 | /Parcel: 469.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106575

GIS Ref

GIS Ref

Insp Date 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 160.0-0001-0017.0

!12499!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	411,000	1300	7,000.	441,000	853,300	853,300	Year End Roll	12/18/2019
2019	101	FV	306,000	1400	7,000.	441,000	748,400	748,400	Year End Roll	1/3/2019
2018	101	FV	281,400	1400	7,000.	390,600	673,400	673,400	Year End Roll	12/20/2017
2017	101	FV	263,500	1400	7,000.	327,600	592,500	592,500	Year End Roll	1/3/2017
2016	101	FV	263,500	1400	7,000.	327,600	592,500	592,500	Year End	1/4/2016
2015	101	FV	256,900	1400	7,000.	283,500	541,800	541,800	Year End Roll	12/11/2014
2014	101	FV	256,900	1400	7,000.	274,100	532,400	532,400	Year End Roll	12/16/2013
2013	101	FV	256,900	1400	7,000.	260,800	519,100	519,100		12/13/2012

PRINT

Date	Time
12/11/20	02:35:02

LAST REV

Date	Time
03/10/20	09:34:25
danam	
12499	

USER DEFINED

Prior Id # 1:	106575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COTE HARVEY D J	68410-88		11/15/2016		715,000	No	No		See affidavit 68449-442 for name correction
	9297-456		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2019	1979	Add Bath	75,760	O				
10/10/2018	1477	Insulate	7,784	C				
5/29/2018	702	New Wind	25,200	C				
1/20/2017	74	Redo Kit	82,785	O				
12/22/2016	1562	Manual	2,400	C				
8/3/2004	682	Redo Kit	9,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
1/24/2017	Sales Review	PT	Paul T
10/11/2016	Measured	DGM	D Mann
11/6/2008	Meas/Inspect	355	PATRIOT
4/5/2005	Permit Visit	BR	B Rossignol
1/21/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
7/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	8									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22755766
Const Adj.:	0.98980200
Adj $ / SQ:	151.880
Other Features:	84750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460734
Depreciation:	49759
Depreciated Total:	410975

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

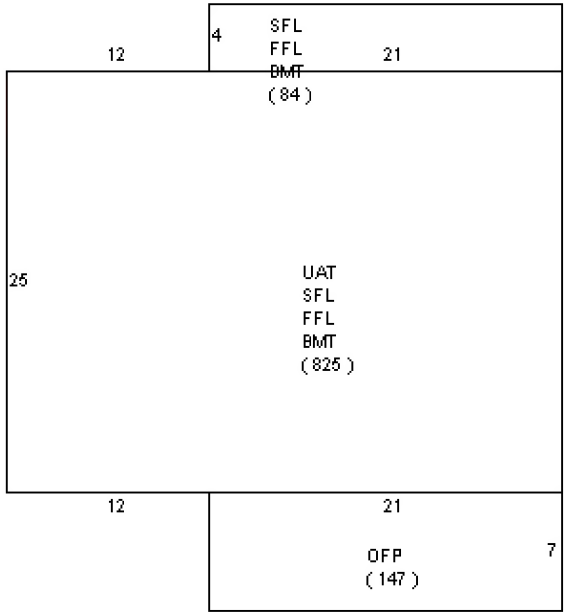
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.07
Special Features:	0	Val/Su Net:	133.44
Final Total:	411000	Val/Su SzAd	226.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	909	45.560	41,418
FFL	First Floor	909	151.880	138,059
SFL	Second Floor	909	151.880	138,059
UAT	Upper Attic	206	60.750	12,530
OFP	Open Porch	147	27.440	4,034

Net Sketched Area:	3,080	Total:	334,100
Size Ad	1818	Gross Are	3699	FinArea	1818
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X10	A	AV	1980	0.00	T	31.2	101						
22	Wood Deck	D	Y	1	12X16	A	AV	1970	11.21	T	39.2	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300